



## EAST BARNET ROAD, BARNET, EN4

£2,545 PER CALENDAR

\* HIGH SPECIFICATION PENTHOUSE APARTMENT \* Goldman Greg are delighted to offer this recently built, two double bedroom, two bathroom luxury penthouse apartment located within Charlotte Court on East Barnet Road.

The property benefits from a large wrap around balcony, a fully fitted kitchen with built in appliances and air conditioning perfect for the summer months!

Water and Gas are an additional £60 pcm.

Available immediately.

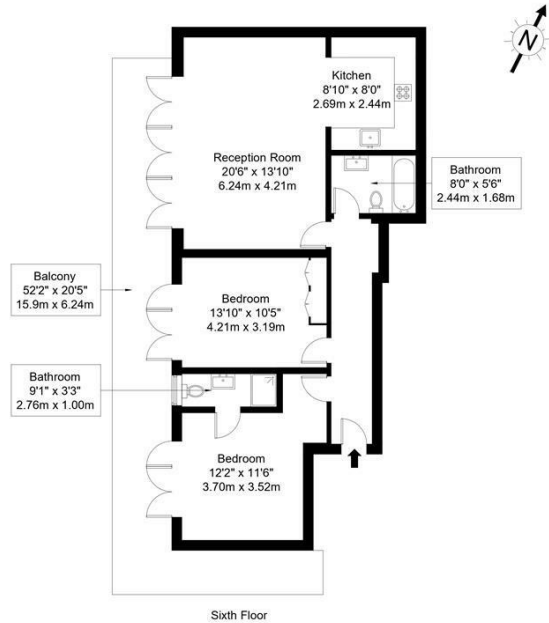
Offered on a fully furnished basis and early viewings are highly recommended.



Goldman Greg

# Charlotte Court, EN4 8QZ

Approx Gross Internal Area = 84.86 sq m / 913 sq ft  
 Balcony Area = 33.88 sq m / 364 sq ft  
 Total Area = 118.74 sq m / 1278 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>82</b>	<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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